

Planning and Zoning Board and City Commission Public Hearing Comments

Proposed Somerset Grace Academy Charter School - Change in Land Use, Conditional Use and Site Plan Review Applications -
624 Anastasia Avenue (University Baptist Church), Coral Gables, Florida

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
812.	04 19 11	April Jimenez 7500 SW 113 th St. Miami, FL 33156		X		I support the expansion of Somerset-Gables. Somerset will not negatively impact the surrounding neighborhood. The school is only a K-8 and students of those ages are picked up by parents immediately following dismissal. As for traffic, I am a parent at Somerset-SoMi and our dismissal of over 600 students in a much smaller space is over in 20 min or less everyday. I am extremely happy with the level of education this school offers and I previously had my children in catholic school. Coral Gables residents would be lucky to have this school as an option for their children.
813.	04 20 11	Edward and Mercedes Clark 334 Romano Ave Coral Gables, FL 33134		X		No comments
814.	04 20 11	Amy Hays 530 Santurce Ave. Coral Gables, FL 33134		X		No comments
815.	04 20 11	Monica Gonzalez 10910 SW 40 Terrace		X		No comments
816.	04 20 11	Angi del Portillo 9100 SW 28 Terrace Miami, FL 33165		X		No comments
817.	04 20 11	Cristina de Cardenas 14263 SW 76 th St.		X		No comments
818.	04 20 11	Maria Ferreiro 11537 SW 64 th St., Unit B		X		No comments
819.	04 20 11	Melissa Coto 12826 SW 71 st Ln. Miami, FL 33183		X		No comments
820.	04 20 11	Elisa Duenas 10040 NW 9 th St. Cir., #201 Miami, FL 33172		X		No comments
821.	04 20 11	Ernesto Soto 10040 NW 9 th St. Cir, #201 Miami, FL 33172		X		No comments
822.	04 20 11	Raul Mesa 11100 SW 131 Terrace		X		No comments
823.	04 21 11	Alonso del Portillo 7901 SW 104 St., #h114 Miami, FL 33156		X		No comments
824.	04 21 11	Judy Lara 713 Maderia Ave.		X		I support the expansion

† Comments are duplicate comments provided to various parties.

Proposed Somerset Grace Academy Charter School Public Hearing Comments

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
		Coral Gables, FL 33134				
825.	04 21 11	Patty Lara 18128 SW 151 Ave. Miami, FL 33187	X			No comments
826.	04 21 11	Gustav and Jeannine Ramentol 3400 SW 21 St. Miami, FL 33145		X		From: Jeannine Ramentol [mailto:theramentols@bellsouth.net] Sent: Thursday, April 21, 2011 9:35 AM To: somerset school comments Subject: Somerset Coral Gables I support the expansion of Somerset Gables. Please consider. Thank you.
827.	04 21 11	Maria Longo 2710 Segovia St. Coral Gables, FL 33134			X	I oppose the requested amendment to the comprehensive plan because 1) it's not warranted by any changes in the neighborhood that has remained virtually the same since its inception 2) studies show that real estate values decrease with the introduction of a school in the same street (I live on Segovia near school) 3) it would introduce for the very first time in the City Code the "community facilities" denmination which is very wide in scope 4) the impact of this decision would be city-wide and create new development opportunities that will devalue residential neighborhoods and their lifestyle.
828.	04 21 11	Aleida X Fernandez 5805 San Vicente St. Coral Gables, FL 33146		X		From: Ali Fernandez [mailto:fernanda@sharpsec.com] Sent: Thursday, April 21, 2011 1:59 PM To: somerset school comments Subject: Support for SoMi Coral Gables This is a great school and my family and I support it. There has been minimal effects to the neighborhood during school hours. I drive by there everyday on my way to work. Thank you, Aleida X Fernandez
829.	04 22 11	Paul Zamek 1505 Ferdinand Street Coral Gables, FL 33134		X		From: Paul Zamek [mailto:paul.zamek@gmail.com] Sent: Friday, April 22, 2011 10:23 AM To: somerset school comments Cc: Foeman, Walter; Menendez, Jill Subject: Somerset Gables Support - Mater Academy Charter awarded 'inspiration' prize To whom it may concern, I would like to enter into public record this article from yesterday's Miami Herald. Mater Academy High School is one of three schools in the nation honored by the College Board for their high number of students taking Advanced Placement courses and going on to college. Mater Academy is a sister school of Somerset Gables and is serviced by the same support organization, Academica. This serves as a testament to the quality of the education and commitment to excellence of Somerset Academy Coral Gables and Academica.

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Proposed Somerset Grace Academy Charter School Public Hearing Comments

	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
						Best, Paul Zamek
830.	04 25 11	Robert W. Murray 3278 Riviera Dr. Coral Gables, FL 33134			X	See attached comments
831.	04 25 11	Silva and Christopher King 3617 Harlano St. Coral Gables, FL 33134			X	See attached comments
832.	04 25 11	Barbara Overton 3278 Riviera Dr. Coral Gables, FL 33134			X	See attached comments
833.	04 25 11	Dimitris Maratos 3257 Riviera Dr. Coral Gables, FL 33134			X	<p>From: Dimitris Maratos <Dimi@noveltexmiami.com> To: Dimitris Maratos <Dimi@noveltexmiami.com> Sent: Mon Apr 25 12:15:49 2011 Subject: SOMERSET SCHOOL ZONING BOARD MEETING</p> <p>My family & I have been residing at 3257 Riviera Dr, Coral Gables since 1981.</p> <p>We all GREATLY OPOSE the plan of changing the Zoning, to accommodate the Summerset School plans, at the corner of Riviera Dr & Segovia.</p> <p>The entire area will be converted, from a pleasant, peaceful neighborhood to a nightmare of constant traffic jams, illegal parking, noisy & dangerous car traffic noisy children crossing streets to be dropped off or picked by parents or school buses potential serious traffic accidents. School speed zones signs Police patrols spending unnecessary time enforcing law A parade of horrendous "no Parking" & speed control signs And all this will be further accentuated when the beautification & change of Segovia is completed.</p> <p>GONE will be the neighborhood we now enjoy. It will be replaced by A JUNGLE of uncontrollable area.</p> <p>WHY consider even making a change, when Somerset can find NUMEROUS NON RESIDENTIAL locations to locate their ventures.</p> <p>Respectfully Dimitris & Panagiota Maratos & Family</p>
834.	04 25 11	Joyce Meyers 3110 Segovia St. #2 Coral Gables, FL 33134			X	I object to the increase in student enrollment that will create traffic and parking impacts on the surrounding neighborhood. I have reviewed the City's traffic study by Reynolds Smith and Hills and I agree with its conclusions. I believe I would be directly impacted by the

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Proposed Somerset Grace Academy Charter School Public Hearing Comments

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						<p>increased traffic on Santander Street (where my garage is located) due to drivers trying to avoid the level of service F delays on Anastasia Ave. I fear it will be difficult to exit my garage due to traffic cues on Santander St.; and it will be difficult to make a left turn from Santander St. to Segovia St.</p>
835.	04 25 11	Robert W. Murray 3278 Riviera Drive Coral Gables, FL 33134			X	<p>From: Murray, Robert W. [mailto:rmurray@morganlewis.com] Sent: Monday, April 25, 2011 1:10 PM To: somerset school comments Cc: Olazabal, Carmen; Riel, Eric; coejack@bellsouth.net; jeffreyf@flanagan-willard.com; reception@beharfont.com; jsalman@c3ts.com; ebi@bellsouth.net; patkeon@aol.com Subject: Objection to Somerset's Application #07-10-113-P</p> <p>Attached is my objection to Application #07-10-113-P of Somerset Grace Charter School for the University Baptist Church site. Thank you for your consideration.</p> <p>Robert W. Murray</p> <p>See attached comments</p>
836.	04 25 11	Grey Bryan 718 Aledo Avenue Coral Gables, FL 33134			X	<p>From: Bryan Grey [mailto:gbryan@greybryan.com] Sent: Monday, April 25, 2011 7:54 PM To: somerset school comments Cc: Foeman, Walter; Menendez, Jill; Anderson, Maria; Cabrera, Ralph; Quesada, Frank Subject: Opposition To Somerset Gables Expansion</p> <p>Please see the attached letter in opposition to the Somerset Gables expansion request. I am requesting that this letter be placed in the public record for the hearing scheduled for April 27, 2011.</p> <p>Thank you.</p> <p>Grey Bryan</p> <p>See attached comments dated 04 23 11 and 04 25 11</p>

† Comments are duplicate comments provided to various parties.

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Application: 07-10-113-P

Request: Change of Land Use, Conditional Use and Site Plan Review - Somerset Grace Academy Charter School

Location: 624 Anastasia Avenue, Coral Gables, Florida

Date: April 25, 2011

I, or We, Silvia and Christopher King

Mailing address: 3617 Harlano Street, Coral Gables, Florida 33134

Email stlph@hotmail.com

Please provide any comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Cars for 735 students will change the character of the neighborhood. Experts who say otherwise
have a conflict of interest because their opinion is paid for by Somerset. The Library and Youth Center
will be adversely effected because they are natural centers for children and their parents to congregate
after school. This means more crowding for the taxpayers of Coral Gables. We pay higher taxes than
most communities in South Florida for a higher uncrowded quality of life that is under attack by
corporate greed. We have two elementary age children who have plenty of educational options and
do not need any others. The school should be placed in the heart of the communities that need them,
not the heart of residential Coral Gables. We are sure a space could be found in the as yet built
"historic" Coral Gables.

Silvia and Chris King

(Signature)

Sincerely,

Planning Department

City of Coral Gables, Florida

I strenuously object to application #07-10-113-P of Somerset Grace Charter School (Somerset) to change the use of the University Baptist Church (UBC) property located at 624 Anastasia Avenue.

For more than 18 years, my family and I have lived in the residential neighborhood surrounding the UBC property. Our home, at 3278 Riviera Drive, is diagonally across the street from the UBC property. My family and our neighborhood would be severely, adversely and unfairly impacted if Somerset was allowed to change Coral Gables future land use map and comprehensive plan for the UBC property and operate the for-profit mega-school proposed in Somerset's application.

The current uses of the UBC property already cause significant parking and traffic problems in our residential neighborhood, which would become unmanageable if a large elementary school were to be permitted on the site. Every Sunday morning, cars of people attending UBC are illegally parked on the swale in front of my home and the homes of many of my neighbors, often right next to "No Parking" signs posted by the City. Cars parked at the UBC site block the view of oncoming traffic on Segovia Avenue and create a traffic hazard for the residents of our neighborhood and their children. UBC also hosts many activities at times other than Sunday morning, which create similar problems. For example, on Saturday, October 30, 2010, UBC held an event in its parking lot which resulted in cars illegally parking throughout our neighborhood, which can be corroborated by the many parking violations issued that day by the City's parking department (but only after I called the City). To permit a large elementary school to be added to a church site that is already heavily used on evenings and weekends would turn the site into a 7 day per week, 12+ hour per day facility that would impose unfair parking, traffic, noise and litter problems in our residential neighborhood.

Somerset's paid traffic consultant will undoubtedly produce the favorable traffic report that it is being paid to produce. In considering the real traffic and parking impact on our residential neighborhood, I urge the Planning and Zoning board to consider the realities of an elementary school and the real world behavior of elementary school parents, who will understandably want to walk their 5 and 6 year old children into school and often drop off projects and birthday party cupcakes. Back to school night and after school activities will create further problems for our neighborhood.

In addition to the parking and traffic problems it would create, the application of Somerset to change the City of Coral Gables long-standing land use map and comprehensive plan for the UBC site is an attempted taking and blatantly unfair transfer of wealth to Somerset and to UBC (which will receive annual 6-figure rent payments from Somerset) from the neighborhood residents whose homes will lose significant value as result of being located next to a large school which is not permitted under the current zoning laws and comprehensive land use plan of the City of Coral Gables. When I bought my home 18 years ago and as I decided to keep my family there and not sell it and remain a Coral Gables resident even in the height of real estate craze, I relied in part on the zoning laws and comprehensive land use plan of the City of Coral Gables. To now change those laws and comprehensive plan to allow others to profit at the expense of our neighborhood, would be unfair and a dangerous precedent for all residents of Coral Gables, which I and my neighbors will use all of our legal rights to contest.

Robert W. Murray

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: April 25, 2011

I, or We,

Barbara Overton

Mailing address:

3278 Riviera Drive Coral Gables

Email

boverton @ gmail.com

Please provide any applicable comments below (attach additional pages as necessary):

Have no comment, or

Do not object to this application, or

Do hereby object.

A 700+ student school is simply **not an appropriate use** in a residential neighborhood. The proposed school rivals Coral Gables Elementary in size yet does not have the same infrastructure to support it.

I **object to any change in the zoning category** of UBC because it will allow future uses that are incompatible with the surrounding neighborhood and diminish the quality, character and value of the neighborhood.

I **object to any increase in the size** of the school permitted at UBC due to the impact that it will have on **traffic and parking**. We all have had experience with the traffic around the existing schools in the Grove and Gables. Almost all of these schools are significantly smaller than the proposed Charter school – if a trip down Main Highway at 7:45 AM does not convince one that inserting a large school into a community will create traffic issues then nothing will.

The Church **overwhelms the available parking** on Sunday with overflow to the Youth Center, Library and a vacant lot. Cars often park illegally in the neighborhood. The notion that a regimented drop-off system will solve a parking issue is nonsensical. The Somerset Academy Coral Gables website states that: *Somerset Academy not only encourages, but also requires, parents to volunteer their time on a regular basis, as well as participate in school activities.* **These parents will need to park** and the school will not have the "relief valve" of library and Youth Center parking as these facilities are open and in use the same hours and the school.

I urge you to continue to protect the quality of this neighbor and vote "no" to any change to the zoning use or school size.

^(Signature)
Barbara E. Overton

Return this form to somersetcharterschoolcomments@coralgables.com
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

I strenuously object to application #07-10-113-P of Somerset Grace Charter School (Somerset) to change the use of the University Baptist Church (UBC) property located at 624 Anastasia Avenue.

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In addition to the parking and traffic problems it would create, the application of Somerset to change the City of Coral Gables long-standing land use map and comprehensive plan for the UBC site is an attempted taking and blatantly unfair transfer of wealth to Somerset and to UBC (which will receive annual 6-figure rent payments from Somerset) from the neighborhood residents whose homes will lose significant value as result of being located next to a large school which is not permitted under the current zoning laws and comprehensive land use plan of the City of Coral Gables. When I bought my home 18 years ago and as I decided to keep my family there and not sell it and remain a Coral Gables resident even in the height of real estate craze, I relied in part on the zoning laws and comprehensive land use plan of the City of Coral Gables. To now change those laws and comprehensive plan to allow others to profit at the expense of our neighborhood, would be unfair and a dangerous precedent for all residents of Coral Gables, which I and my neighbors will use all of our legal rights to contest.

Robert W. Murray

April 23, 2011

I am writing to express my opposition to the proposed expansion of Somerset Gables. I have been a resident and homeowner in the city of Coral Gables for ten years. I feel that the zoning rules that Coral Gables strives to maintain truly protect the integrity of the neighborhoods creating a beautiful and safe city. It is in my strong opinion that the Somerset business model as it applies to the UBC location is in direct contrast to these rules and a change in these regulations for one business / organization would have dire consequences in the community.

- A change in zoning from "Religious/Institutional" to "Community Services and Facilities" will set a precedent for other churches and temples to request a similar change in order to increase their revenue stream and property value as well as open endless possibilities for future commercial development on these designated properties.
- The inability of Somerset's business model to fit within City's long-standing plan does not mandate nor necessitate a change in the City's plan. Rather, just like any other business or educational facility, Somerset must either modify its business model or seek a site which is more suitable for its model.
- A 1968 Restrictive Covenant was signed by UBC and the City, declaring that the property would not be leased or used in violation of any ordinances of the City; that part of the property shall not be leased separately from the rest; and that the covenants shall run with the land and be binding upon the trustees and their successors. A covenant is a promise between the City and UBC, and is not to be breached.
- Despite Somerset's representations to the contrary, the proposed traffic patterns will greatly increase traffic in a quiet residential neighborhood. At a recent town hall meeting held at UBC, a police officer from a neighboring city cited his concern based upon professional experience and stressed that traffic during the extended morning and afternoon pick up will present a hardship to this neighborhood. He even suggested that the traffic could be alleviated by building a 6 floor parking garage.

I follow the rules of the City because I recognize their importance in our community in protecting our neighborhood environment as well as our property values. I do not appreciate Somerset's methods of coming into the area and trying to circumvent the rules of the city to accommodate their business model. At the City Commission meeting last spring, the City offered Somerset Academy a compromise number of 210 students. Somerset rejected the offer since this number does not accommodate their business model. How does this justify a change in the master plan of the City? It seems they should also be flexible or look for a new site. If the city really does need an additional school of this size, then careful planning must be made to accommodate the students by finding a space where there can be a field, a library, in a section of town that is more appropriate.

My position is **AGAINST** the request to amend the Coral Gables Comprehensive Plan. **PLEASE DO NOT ALLOW THIS TO HAPPEN.** I love Coral Gables and this beautiful section of the city for what it IS. A school of this size is not appropriate for the surrounding neighborhood and neither is an amendment to our city's comprehensive plan that is intended for private gain.

Sincerely yours,

Grey Bryan

718 Aledo Avenue
Coral Gables, FL 33134

T: 305-447-8157

E: gbryan@greybryan.com

Date: April 25, 2011

I am a father of two young children and a **resident and homeowner** in Coral Gables.

I am **opposed to the proposed expansion of Somerset Gables.**

My family and I have chosen to live in Coral Gables since 2001. We live here because we recognize that the thoughtful historical city planning and firm zoning codes make this a wonderful community in which to live and raise a family. An expansion of the Somerset Gables school would be in direct conflict to these strict codes your constituents expect. It would seriously damage the surrounding neighborhood by significantly increasing traffic, parking and police patrol demands. It would also set a dangerous precedent for the residents of all neighborhoods in the city.

Please know that I do support schools and the betterment of our children. However, I do not support degrading a residential neighborhood because Somerset Inc. hasn't found a properly zoned site that allows enough students to satisfy their business model. There are other sites within the city where the comp plan allows schools of their desired magnitude which they could pursue instead of asking Coral Gables to sacrifice an established residential neighborhood.

In support, please note the following:

- A change in zoning from "Religious/Institutional" to "Community Services and Facilities" will set a precedent for other churches and temples to request a similar change in order to increase their revenue stream and property value as well as open endless possibilities for future commercial development on these designated properties.
- The inability of Somerset's business model to fit within City's long-standing plan does not mandate nor necessitate a change in the City's plan. Rather, just like any other business or educational facility, Somerset must either modify its business model or seek a site which is more suitable for its model.
- A 1968 Restrictive Covenant was signed by UBC and the City, declaring that the property would not be leased or used in violation of any ordinances of the City; that part of the property shall not be leased separately from the rest; and that the covenants shall run with the land and be binding upon the trustees and their successors. A covenant is a promise between the City and UBC, and is not to be breached.
- Despite Somerset's representations to the contrary, the proposed traffic patterns will greatly increase traffic in a quiet residential neighborhood. At a recent town hall meeting held at UBC, a police officer from a neighboring city cited his concern based upon professional experience and stressed that traffic during the extended morning and afternoon pick up will present a hardship to this neighborhood. He even suggested that the traffic could be alleviated by building a 6 floor parking garage.

- We are not opposed to the charter school, just a school of that size in that small of a space in our residential neighborhood. At the City Commission meeting last spring, the City offered Somerset Academy a compromise number of 210 students. We feel that was a very generous offer that would allow many students to attend. We stand in agreement with that option and feel that it is the maximum number the site and neighborhood can support. Somerset rejected the offer since this number does not accommodate their business model. How does this justify a change in the master plan of the City? It seems they should also be flexible or look for a new site. If the city really does need an additional school of this size, then careful planning must be made to accommodate the students – find a space where there can be a field, a library, in a section of town that is more appropriate.
- While the focus is the 735 students, what about the number of staff members it will take to support a school this size? Our estimate is that it will add at least another 75 people (teachers, janitors, aides, office staff) driving to the site – where will they park? During Sunday morning during church services, church members are consistently parking along Cardena and on Riviera Drive directly under the No Parking signs - sometimes on private property because there are few options.
- The hours of operation of the building also pose a problem for the community and would necessarily be contrary Ordinance 2252, which restricts the hours of operation from 8:30 a.m. and 2:10 p.m. If Somerset is like any other school, activity will be constant. There will be afterschool programs, as well as night time open houses and events for parents.

Again, my position is AGAINST the request to amend the Coral Gables Comprehensive Plan. PLEASE DO NOT ALLOW THIS TO HAPPEN. I love Coral Gables and this beautiful section of the city for what it IS. A school of this size is not appropriate for the surrounding neighborhood and neither is an amendment to our city's comprehensive plan that is intended for private gain.

John Bryan
718 Aledo Avenue
Coral Gables, FL 33134

City of Coral Gables
Planning and Zoning Board
Public Hearing
April 27th, 2011, 6 – 9 pm
Coral Gables Memorial Youth Center

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2011 APR 26 AM 11:20

Re: Change in Land Use, Conditional Use, and Site Plan Review (#07-10-113-P)
Somerset Grace Charter School of Coral Gables
624 Anastasia Avenue (University Baptist Church)

Public Comments Opposed to the Application

I own, and reside in, property on the 400 block of Santander Avenue. Although I live well within 2000 feet of the premises in question, I did not receive notice of the subject hearing.

I request that the following comments (i) be included in the preparatory materials provided to the members of the Board prior to the hearing, and (ii) be made part of the official record of the hearing.

APPLICANT'S TRAFFIC STUDY

Credibility The credibility of the Applicant's traffic study is severely undermined by its disingenuous conclusion that "...*the subject project will not pose a negative traffic impact on the adjacent roadways* [emphasis supplied] since the Level of Service (LOS) yielded C or better for all analyzed intersections under all design alternatives." (10/21/10 Technical Memorandum from Richard Garcia & Associates, Inc., page 2).

It is perfectly obvious to anyone that the expansion of a school (a) on a small parcel, (b) surrounded by two lane streets, (c) in a residential neighborhood, and (d) from 110 students to 735:

- (1) will attract hundreds more vehicle visits twice a day five days per week and even at other times for special events;
- (2) because the school premises lack even a playground, will entail extensive reliance on off-site facilities that is entirely ignored in the Application; and
- (3) will proliferate dangerous vehicle-child confrontations because
 - (i) due to increased congestion in the streets adjacent to the school, many children will be dropped off and picked up in the neighborhoods surrounding the school and will have to cross streets on foot (often, no doubt, away from intersections) to reach the school, and
 - (ii) children will have to cross streets on foot when going to and returning from the off-site facilities.

Degree of degradation It is beyond peradventure that the proposed expansion *will* pose serious negative impacts on the adjacent roadways. Furthermore, due to increased (i) vehicle and pedestrian traffic, (ii) off-site parking by school staff or visitors, (iii) air and noise pollution, (iv) litter, and (v) swale damage, the expansion will also substantially elevate the nuisance level in the neighborhood.

The only question is, how bad will this degradation be? It is no answer to state that it will not be worse than LOS C, because no characterization of Level C is provided. Nor is it explained why this level is appropriate to a residential neighborhood in Coral Gables.

What is needed is a variance analysis that laypersons like most Board members and Coral Gables residents can understand. This means simply stating how things would change if the application were approved, as compared to how they are now. For example:

“The eastbound traffic on Anastasia at Segovia at 8:15 am now averages ___ vehicles per hour on weekdays. With the proposed expansion it would be approximately ___ per hour.”

Such clear, understandable comparisons are quite absent from the Applicant's study (perhaps because they are *too* easy to visualize).

ADVERSE IMPACT ON SANTANDER AVENUE

The 400 and 500 blocks of Santander Avenue would bear the brunt of the increased traffic approaching the school from, or leaving it for, Le Jeune Road or anywhere east of Le Jeune. This is because access between Anastasia and Le Jeune is prevented; therefore:

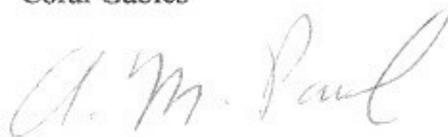
- (1) Santander is the conduit between Le Jeune and Segovia that is the closest to the school for traffic coming from, or departing toward, the northeast; and
- (2) For traffic coming from, or departing toward, the southeast Santander is the most convenient conduit between Le Jeune and Segovia, other than Bird Road, which is several blocks to the south.

These two blocks of Santander are as narrow as the surrounding residential streets, but are much more densely populated. Therefore, a substantial increase in traffic on them will produce disproportionately large burdens of danger, air pollution, and noise on the residents of these blocks.

Surely the City is legally entitled, and indeed is obligated, to take these, and the many other adverse consequences of the project described in the record of this application, into account in determining whether the proposed project should be approved.

Anthony M. Paul
437 Santander Avenue
Coral Gables

4/26/11



Hand delivered 4/26/11
to Scot Balyard

City of Coral Gables Courtesy Public Hearing Notice Comment Form	
Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: April 26th, 2011

I, or We, Mr. & Mrs Jose A Garcia

Mailing address: 840 Anastasia Ave

Email Mika 0331 @ aol.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Segovia ave and Anastasia Ave as describe in the "Sell" letter provided by "Coral Gables Somerset" as not being impacted by traffic cannot be accurate. This school is planning to provide admission to 735 students where are these students coming from? We have not had such a change over in our population that we need more capacity than our Coral Gables Elementary.

The "sell" letter from Somerset which was printed on a copy of the back of this notice claims staggered pickup and drop off would not cause impact well the Church has a staggered schedule on Sundays. I don't want to deal with more of that every day of the week.

Tony Garcia
Miriam Garcia
 (Signature)

Law Firm

LAURA L. RUSSO, ESQ., LLC

Gables International Plaza
2655 Le Jeune Road
Suite: PH 2-B
Coral Gables, Florida 33134-5837

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2011 APR 25 PM 1:59

Telephone: 305-476-8300
Telefax: 305-476-8383

laura@laurarussolaw.com

Via Hand Delivery

April 25, 2011

Mr. Scot Bolyard
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Academica / Somerset Grace – Zoning
Our File No.: 10L-111

Dear Mr. Bolyard:

We are pleased to deliver 33 support letters for Somerset Academy Grace Charter School.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Jessy Pineda
Assistant to Laura L. Russo, Esq.

/jp
Enclosures

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue(University Baptist Church)

Date: 4/24, 2011
 I, or We, ISABEL SCHARN
 Mailing address: 1114 COLUMBUS BLVD CORAL GABLES FL 33134
 Email scharnfamilyfarm @ yahoo.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

AS A RESIDENT OF CORAL GABLES AND A PARENT
OF AN ELEMENTARY SCHOOL AGED CHILD,
I HAVE FIRST HAND KNOWLEDGE OF HOW
MUCH CORAL GABLES IS IN NEED OF A
SCHOOLING OPTION.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

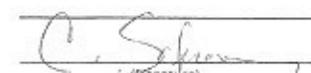
Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue(University Baptist Church)

Date: 4/24, 2011
 I, or We, COURT SCHARN
 Mailing address: 1114 COLUMBUS BLVD. CORAL GABLES, FL 33134
 Email SCHARN TX @ yahoo.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

AS A RESIDENT OF CORAL GABLES AND A PARENT
OF AN ELEMENTARY SCHOOL AGED CHILD, I
SUPPORT THIS APPLICATION.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant: Somerset Grace Charter School of Coral Gables
 Application(s): Change in Land Use, Conditional Use and Site Plan Review
 Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4-13-11, 2011
 I, or We, Mara Rodriguez-Mena
 Mailing address: 2505 Granada Blvd Coral Gables, FL 33134
 Email: mararmena@gmail.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

I support Somerset Gables. This is a wonderful school which is not only educating children but building COMMUNITY in Coral Gables. I am a Somerset supporter, neighbor and parent. I care about my community and my neighbors; however we need more school options. Yes, we do have WONDERFUL schools "already" in the Gables but they have waiting lists and even if we live close to Coral Gables Elementary it does not mean it is our homeschool and that our children

Mara _____
 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant: Somerset Grace Charter School of Coral Gables
 Application(s): Change in Land Use, Conditional Use and Site Plan Review
 Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4-13-11, 2011
 I, or We, Mara Rodriguez-Mena Cont
 Mailing address: 2505 Granada Blvd Coral Gables 33134
 Email: _____@_____

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Automatically get accepted. I applied to Coral Gables Elementary in the past and my daughter did not get in and ended up at Carver Elementary. Coral Gables is 5 minutes from my home whereas Carver is 12 minutes away. My daughter's name has been on a waiting list at West Lab all year! Why does this have to be the case? Why are we under the school of choice/controlled choice option? Why is acceptance/application process to schools in Coral Gables not determined by boundary and proximity?

Mara _____
 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4-13-11, 2011
I, or We, Mara Rodriguez-Mena, Con't
Mailing address: 2505 Granada Blvd Coral Gables 33134
Email: _____@_____

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Somerset Gables offers an option to this issue. Allowing us, Coral Gables residents, to have a community school near our home.

Please bring this issue to a timely resolution. Have consideration and compassion for the children and parents of this community.

Thank you
Mara Rodriguez-Mena

(Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

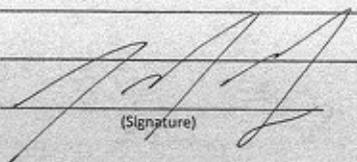
Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4/15, 2011
I, or We, Pedro y Lourdes Garcia
Mailing address: 7900 SW 63rd Terr, Miami FL 33143
Email: Luki Garcia2 @ gmail.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

SOMERSET IS PROVIDING AN EXCELLENT EDUCATION TO OUR CHILDREN WHICH WILL RAISE UP OUR FUTURE LEADERS OF OUR COMMUNITY.


(Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: Apr. 13, 2011
 I, or We, John & Andrea McWhirter
 Mailing address: 6501 S.W. 47 St.
 Email: Johnmcwhirter @ me.com

- Please provide any applicable comments below (attach additional pages as necessary):
- Have no comment, or
 - Do not object to this application, or
 - Do hereby object.

We have been delighted to have our 3 yr. old and 6 yr. old at Somerset Gables this year. Not only are they receiving a wonderful education, they have had opportunity to participate in various special events through UBC and the City of Coral Gables. Having the school so close to work and home has made it possible for me and my husband to be active parents in the education of our children.

We support a reasonable expansion of Somerset Academy Gables. We believe a fair number can be agreed upon that would allow the school to serve the many families in the Coral Gables community.

[Signature]
 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: April 5, 2011
 I, or We, Dymphna Zaydon
 Mailing address: 408 Amalfi Avenue, Coral Gables, FL 33146
 Email: dzaydon @ yahoo.com

- Please provide any applicable comments below (attach additional pages as necessary):
- Have no comment, or
 - Do not object to this application, or
 - Do hereby object.

^{strongly} I support the expansion of Somerset Gables at the UBC location. My daughter currently attends Somerset Gables and she loves it! She is excited about going to school every day because she is learning so much and because she loves all the teachers and the principal. Everyone at Somerset Gables is awesome! The kindergarten curriculum has included so much more than I expected or hoped for. The teachers are accommodating to the children's skills and they truly care about them.

Dymphna Zaydon
 (Signature)

Thank you ^{for your attention} respectfully,

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327



City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 2/14, 2011

I, or We, JORGE RODRIGUEZ MONA

Mailing address: 2505 GRANADA BLVD. CORAL GABLES, FL 33134

Email BIGTERMINA1 @ MSN.COM

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

THE CITY OF CORAL GABLES IS IN NEED OF A
COMMUNITY SCHOOL TO PROVIDE PUBLIC SCHOOL
OPTIONS FOR OUR GROWING COMMUNITY. PUBLIC
SCHOOLS ARE A PRIME REASON WHY AREAS
ATTRACT NEWCOMERS.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

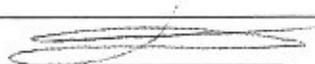
City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4/15, 2011
 I, or We, Israel Solabarri
 Mailing address: 537 Malaga Ave
 Email: israel@lmsappraisals.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

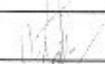
Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: April 15, 2011
 I, or We, Patricia T. S. ...
 Mailing address: ...
 Email: ...@...

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

I support the expansion of Somerset Academy
Coral Gables. I think this is a great idea
and I think it is important to have
more schools and if that is right for them
don't be these houses.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: April 14, 2011
 I, or We, Colby & Jennifer Johnson
 Mailing address: 622 Velarde Ave, Coral Gables, FL 33134
 Email: Jennifer.Schull@gmail.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

We fully welcome and support the Somerset Gables application to expand the school to accommodate a thriving, high quality public charter school to enhance educational opportunities in Coral Gables.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

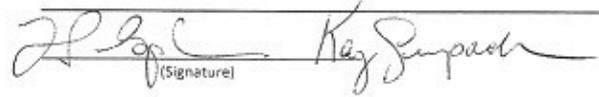
Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4/14/, 2011
 I, or We, Thomas Gaspachen & Kay Gaspachen
 Mailing address: 2417 San Amaro Dr. Coral Gables FL 33146
 Email: Tgasp@real.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Our immediate family until recently owned 636 Condo and 702 Condo and so we are very familiar with this neighborhood and issue. We strongly support this school and the excellent education it provides.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4-18-2011
I, or We, Orly Pasceval and Miguel Bay
Mailing address: 832 Madrid St, CG, FL 33134
Email: orlypasceval@aol.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

We are in favor of the applicant's
Somerset Grace, request for expansion.

Orly Pasceval
Miguel Bay
(Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4/12, 2011
I, or We, Fryer and Family, Dborca
Mailing address: 3725 SW 32 Ave @ Miami, FL 33133
Email: 3725sw32ave@aol.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

We support Somerset Academy (Coral Gables)

Ju Bl
(Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: April 18, 2011
 I, or We, Michael and Nicole Gualandi
 Mailing address: 1245 Algoria Ave Coral Gables, FL 33134
 Email gualandi1030 @ aol.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

We are fully behind the expansion of Somerset Gables. We believe that the city and the school can come to a compromise that will satisfy all parties.


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4/18/11, 2011
 I, or We, Hugo Lara
 Mailing address: 819 Anastasia Ave
 Email _____@_____

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

I support the expansion of Somerset Gables at the UBC location


 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 9/18/, 2011
 I, or We, Jenny DeMartianidava
 Mailing address: 819 Anastasia Ave
 Email _____@_____

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

Use of the Somerset Charter School expansion
at the UBC location.

Jenny DeMartianidava
 (Signature)

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 9/18, 2011
 I, or We, Miguel DelNarcizimi
 Mailing address: 819 Anastasia Ave
 Email _____@_____

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

I support the expansion of Somerset Charter School
at the UBC location.

Miguel DelNarcizimi
 (Signature)

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

Return this form to somersetcharterschoolcomments@coralgables.com
 or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
 or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form.

Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: 4/5, 2011

I, or We,

Mark + Laura Smith

Mailing address:

810 Milan Ave Coral Gables FL 33134

Email

LDS @ GreeneSmithLaw.com

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

We strongly support this application and believe the addition of Somerset Academy Gables has increased the level of elementary education in Coral Gables and in Miami-Dade County overall. The school is a great neighbor, and is providing the invaluable resource of educating the future of our fine city, and of our wonderful country. The overwhelmingly better education provided to our son at Somerset Gables than at Carver is proof for us that this school is wonderful

Laura V. Smith
(Signature)

and my appreciation
for the school

Return this form to somersetcharterschoolcomments@coralgables.com
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

City of Coral Gables Courtesy Public Hearing Notice Comment Form	
Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4/26/11, 2011

I, or We,

GENIELA RODRIGUEZ

Mailing address:

615 SANTANDER AVE, UNIT E Coral Gables, FL 33133

Email

CHE.LAFRANCO @ HOL.CORAL.GA.FL

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
- Do not object to this application, or
- Do hereby object.

I OBJECT TO HAVING A CHARTER SCHOOL AT THE ABOVE ADDRESS, BECAUSE FIRST AND FOREMOST, IT WILL DENY THE PROPERTIES SURROUNDING, IT WILL CREATE TRAFFIC AND INTERFERE WITH PARKING IN THE SURROUNDING AREAS. I MOVED TO THIS AREA BECAUSE OF THE QUIETNESS IF OFFERED, NOT BE NEXT TO A CHARTER SCHOOL THAT WOULD ENTER WELL OVER 700 STUDENTS.

Geniela Rodriguez
(Signature)

Carlson, Walter

From: Robert Taquechell [taqgroup@mindspring.com]
Sent: Tuesday, April 26, 2011 4:29 PM
To: Planning
Subject: Somerset Academy

To The City of Coral Gables Planning and Zoning Board:

I respectfully ask you and your board members to reject Somerset Academy's application for a zoning change on the proposed site of there new school. The existing zoning designation is in place for a reason and that is to protect the neighboring community from an invasion of facilities such as a school that will undoubtebly will have a major impact on the life style of the surrounding community. The residents of this community, which I can proudly say I have been a member of for my entire 42 years of existence, DO NOT WANT this school in OUR neighborhood. I respectfully ask every person on this board to respect the desire of the surrounding community and put an end to this request for a zoning change.

Funny thing is that of all the people I have personally spoken to that support this school do not even live in Coral Gables. Respect the life style of the residents you were appointed to protect from this type of thing and just say NO! Let's keep it "The City Beautiful"

Cordially,

Robert Taquechel
925 Roderigo Ave
Coral Gables, Florida 33134

Menendez, Jill

From: Anis Saleh [ASaleh@salehlaw.com]
Sent: Tuesday, April 26, 2011 5:17 PM
To: somerset school comments; Foeman, Walter; Menendez, Jill
Subject: Opposition to proposed expansion of Somerset School

Dear Sir or Madam:

I am writing to express my opposition to the proposed expansion of Somerset Gables. Over the past year, many have spoken very eloquently about the extremely negative repercussions of a 735 student body on the surrounding neighborhood, as well the entire City of Coral Gables. Several issues bear repeating:

- A change in zoning from “Religious/Institutional” to “Community Services and Facilities” will set a dangerous precedent for other churches and temples to request a similar change in order to increase their revenue stream and property value. It will also open endless possibilities for future commercial development on these designated properties.
- The inability of Somerset’s business model to fit within City’s long-standing plan does not mandate nor necessitate a change in the City’s plan. Rather, just like any other business or educational facility, Somerset must either modify its business model or seek a site that is more suitable for its model.
- A 1968 Restrictive Covenant was signed by UBC and the City declaring that the property would not be leased or used in violation of any ordinances of the City; that part of the property shall not be leased separately from the rest; and that the covenants shall run with the land and be binding upon the trustees and their successors. A covenant is a promise between the City and UBC and is not to be breached. To hold otherwise flies in the face of the rule of law.
- Despite Somerset’s representations to the contrary, the proposed traffic patterns will greatly increase traffic in a quiet residential neighborhood. At a recent town hall meeting held at UBC, a police officer from a neighboring city cited his concern based upon his professional experience and stressed that traffic during the extended morning and afternoon pick-up will present a hardship to this neighborhood. He even suggested that the traffic could only be alleviated by constructing a 6-floor parking garage, which is obviously not feasible.
- We are not opposed to the charter school; we are simply opposed to a school of that size in that small of a space in our residential neighborhood. At the City Commission meeting last spring, the City offered Somerset Academy a compromise number of 210 students. We stand in agreement with that option and feel that it is the **maximum** number the site and neighborhood can support. Somerset rejected the offer since this number does not accommodate their business model. How does this justify a change in the master plan of the City? Our City and neighborhood are under no obligation to change in order to accommodate Somerset’s business model. Rather, as Somerset freely and voluntarily chose to open a school at this particular location, Somerset can either be flexible by changing its business model to accommodate the City and our neighborhood, or look for a new site for its school. Unfortunately, Somerset has done just the opposite and has utilized “bully” tactics in an attempt to force a 735 student school into our neighborhood. If the City really does need an additional school of this size, then careful planning must be made to find the necessary site in a more appropriate section of town that can

adequately handle a school with 735 students and also provide the proper education and recreational facilities for that number of students.

- While the focus is the 735 students, what about the number of staff members it will take to support a school this size? Our estimate is that it will add at least another 75 people (teachers, janitors, aides, office staff) driving to the site – where will they park? During Sunday morning during church services, church members are consistently parking along Cardena and on Riviera Drive directly under the No Parking signs - sometimes on private property because there are few options.
- The hours of operation of the building also pose a problem for the community and would necessarily be contrary Ordinance 2252, which restricts the hours of operation from 8:30 a.m. and 2:10 p.m. If Somerset is like any other school, activity will be constant. There will be afterschool programs, as well as night time open houses and events for parents.

Again, my vote is NO on the request to amend the Coral Gables Comprehensive Plan. **PLEASE DO NOT ALLOW THIS TO HAPPEN.** I love Coral Gables and this beautiful section of the city for what it IS. A school of this size violates the law and is wholly inappropriate for the surrounding neighborhood.

Sincerely,

Anis N. Saleh
733 Camilo Avenue
Coral Gables, Florida 33134

Menendez, Jill

From: Pepi Granat [pepigranat@aol.com]
Sent: Tuesday, April 26, 2011 8:26 PM
To: somerset school comments
Subject: Re-sending comments --NOT SURE YOU'LL RESURRECT THEM!!!!
Attachments: 03072011Somersetcharterschoolcommentform +4-26-11.tif; Letter text to Planning City Council 3-7-11 4-26-11.rtf

I'm sorry that Raul & I cannot be at the meeting, but nothing has changed. I spoke at the last meeting. I'm not happy about these postponements -- it becomes war by attrition.

You have these COMMENTS from before, but in case you were not going to sift through them again, or use them again, here they are AGAIN.

Thank you for your careful consideration ---- please read & understand every word. (In case you don't like attachments---> copied below.)

Pepi Granat Cuadrado 3250 Riviera Drive -- just down the street, corner of Anderson

Pepi Granat, MD
7800 Red Road, Suite 202
South Miami, FL 33143
305 661 7609; fax 305 667 8266

NOTE: this is "the form". It did not copy true. Further below is the letter. (Better to open the attachments).

City of Coral Gables Courtesy Public Hearing Notice Comment Form Application: 07-10-113-P Request: Change of Land Use, Conditional Use and Site Plan Review - Somerset Grace Academy Charter School Location: 624 Anastasia Avenue, Coral Gables, Florida Return this form to the somersetcharterschoolcomments@coralgables.com or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134 - Fax: 305.460.5327 March 9 Pepi Granat Cuadrado (I am sorry but I cannot attend the meeting) 3250 Riviera Drive Coral Gables, FL 33134 (just down-street from Riviera&Segovia) pepigranat aol.com

I have already sent an e-mail to each member. It does not copy here.

We live here. Our homes and our LIVES abut the corner (Riviera & Segovia) where this disgraceful breach of contracts may be about to take place -- but for YOUR wisdom, perspicacity and judgment!!!

I am sure you will all consider ALL the facts, the intent of the descendants of the "founding fathers -- and mothers" of our beautiful city, and will make the RIGHT decision.

That a "school" could come charging in, for its own (& the church's) economic advantage & ruin a whole neighborhood, setting a dangerous precedent for ALL Coral Gables, would be a perversion of justice and judgment. That they are organized, vociferous, well-funded, "nice people", & vastly out- number us, WHO LIVE HERE is irrelevant.

They're doing the wrong thing & everyone knows it.

Pepi Granat Cuadrado - e-signed

Esteemed Zoning Board Members & Zoning Staff:

Below my remarks is a copy of a letter that our neighbors of the Biltmore Neighborhood Association drafted, with which I & my husband, Raul R.Cuadrado completely agree.

We live here. Our homes and our LIVES abut the corner (Riviera & Segovia) where this disgraceful breach of contracts may be about to take place -- but for YOUR wisdom, perspicacity and excellent judgment.

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The facts that the parents, kids, & even the principal parties of the school are forceful, aggressive, well-organized into a lobbying group w/ obvious huge funding, have a well-organized, vociferous campaign, , & no doubt are perfectly nice people, are all irrelevant. They are asking you to do the wrong thing -- & everyone knows it.

Here is the letter with which I and my husband Raul R.Cuadrado (3250 Riviera Drive) fully concur:

We feel the church and the City should abide by the Covenant and Ordinance that was made back in 1977 stating that "the property will be held as one tract, and not be leased or rented (separately)." It was specifically set up as a pre-kindergarten Nursery School and Mother's Day Out Program run by the Church. Somerset/Academica, as you know, went to court against the city to challenge this and lost.

Now they want to change the Comprehensive Plan of Coral Gables, giving the property the new and very broad designation of "Community Facility." There is not a single property in all of Coral Gables that has this designation. This designation is so new and so open that even a jail or a utility plant could be built on the property once so designated. This is a terrible precedent. It could even happen to places like the Country Club property or anywhere else in the City.

So, obviously we are strongly against this change. It is vitally important that they do not make a zoning change for University Baptist Church.

Pepi Granat Cuadrado

Pepi Granat, MD
7800 Red Road, Suite 202
South Miami, FL 33143
305 661 7609; fax 305 667 8266

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Pepi Granat Cuadrado

Pepi Granat, MD
7800 Red Road, Suite 202
South Miami, FL 33143
305 661 7609; fax 305 667 8266 .

Menendez, Jill

From: mestlund@estlundlaw.com
Sent: Tuesday, April 26, 2011 8:32 PM
To: somerset school comments; Foeman, Walter; Menendez, Jill
Subject: Re: Opposition to Somerset Gables expansion
Attachments: Somerset expansion opposition

Date: April 15, 2011

I am a **resident and homeowner** in Coral Gables.

I am writing to express my **opposition to the proposed expansion of Somerset Gables**. Over the past year, many have spoken very eloquently about the negative repercussions of a 735 student body on the surrounding neighborhood and the entire City of Coral Gables. Several issues bear repeating:

- A change in zoning from “Religious/Institutional” to “Community Services and Facilities” will set a precedent for other churches and temples to request a similar change in order to increase their revenue stream and property value as well as open endless possibilities for future commercial development on these designated properties.
- The inability of Somerset’s business model to fit within City’s long-standing plan does not mandate nor necessitate a change in the City’s plan. Rather, just like any other business or educational facility, Somerset must either modify its business model or seek a site which is more suitable for its model.
- A 1968 Restrictive Covenant was signed by UBC and the City, declaring that the property would not be leased or used in violation of any ordinances of the City; that part of the property shall not be leased separately from the rest; and that the covenants shall run with the land and be binding upon the trustees and their successors. A covenant is a promise between the City and UBC, and is not to be breached.
- Despite Somerset’s representations to the contrary, the proposed traffic patterns will greatly increase traffic in a quiet residential neighborhood. At a recent townhall meeting held at UBC, a police officer from a neighboring city cited his concern based upon professional experience and stressed that traffic during the extended morning and afternoon pick up will present a hardship to this neighborhood. He even suggested that the traffic could be alleviated by building a 6 floor parking garage.

- We are not opposed to the charter school, just a school of that size in that small of a space in our residential neighborhood. At the City Commission meeting last spring, the City offered Somerset Academy a compromise number of 210 students. We stand in agreement with that option and feel that it is the maximum number the site and neighborhood can support. Somerset rejected the offer since this number does not accommodate their business model. How does this justify a change in the master plan of the City? It seems they should also be flexible or look for a new site. If the city really does need an additional school of this size, then careful planning must be made to accommodate the students – find a space where there can be a field, a library, in a section of town that is more appropriate.
- While the focus is the 735 students, what about the number of staff members it will take to support a school this size? Our estimate is that it will add at least another 75 people (teachers, janitors, aides, office staff) driving to the site– where will they park? During Sunday morning during church services, church members are consistently parking along Cardena and on Riviera Drive directly under the No Parking signs - sometimes on private property because there are few options.
- The hours of operation of the building also pose a problem for the community and would necessarily be contrary Ordinance 2252, which restricts the hours of operation from 8:30 a.m. and 2:10 p.m. If Somerset is like any other school, activity will be constant. There will be afterschool programs, as well as nighttime open houses and events for parents.

Again, my position is AGAINST the request to amend the Coral Gables Comprehensive Plan. PLEASE DO NOT ALLOW THIS TO HAPPEN. I love Coral Gables and this beautiful section of the city for what it IS. A school of this size is not appropriate for the surrounding neighborhood and neither is an amendment to our city's comprehensive plan that is intended for private gain.

Michelle A. Estlund

733 Camilo Avenue

Coral Gables, FL 33134

(305)569-6445

Michelle A. Estlund, P.A.

147 Sevilla Avenue

Coral Gables, FL 33134

(305)448-0077 fax (305) 442-0444

mestlund@estlundlaw.com

Menendez, Jill

From: flascotts@bellsouth.net
Sent: Tuesday, April 26, 2011 11:17 PM
To: somerset school comments
Subject: Fw: B & Z Comment form
Attachments: B & Z comment form.pdf

Please see attached comments and enter them in the record. A favor of a reply is requested to make sure that this email was received successfully.

Thank you,

Tina Scott

Sent on the Sprint® Now Network from my BlackBerry®

From: flascotts <flascotts@bellsouth.net>
Date: Tue, 26 Apr 2011 10:20:54 -0700 (PDT)
To: <colazabal@coralgables.com>; <eriel@coralgables.com>; <coejack@bellsouth.net>; <jeffreyf@flanigan-williard.com>; <reception@beharfont.com>; <jsalman@c3ts.com>; <ebi@bellsouth.net>; <patkeon@aol.com>
Subject: B & Z Comment form

Dear,

Ms. Olazabal, Mr. Riel, Mr. Coe, Mr. Flanagan, Mr. Behar, Mr. Salman, Mr. Aizenstat, & Ms. Keon:

Please see attached comments and enter them into your records. Thank you in advance for your thoughtful deliberation of an issue that could potentially alter the fabric of Coral Gables.

Sincerely,

Tina Scott

CITY OF CORAL GABLES COURTESY PUBLIC HEARING NOTICE COMMENT FORM

Applicant: Somerset Grace Charter School of Coral Gables
Applications: Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date: April 26, 2011

I, Tina S. Scott
Mailing address: 3272 Riviera Drive, Coral Gables 33134
Email: flascotts@bellsouth.net

√ Do hereby object.

As a Coral Gables resident who has lived within a half-block of University Baptist Church (UBC) for the past 11 years, I vehemently object to all 3 applications for the following reasons:

1. Somerset Gables (non-profit) run by Academica (for-profit) was offered 200 students last July 2010, by the City Commission and they REFUSED stating that they needed at least 540 students to be financially viable. They subsequently sued the City and lost in court ending up with half the number of students that the City originally offered. Translation: This is NOT about quality education but ALL about money!
2. The facility is not appropriate for a K-8 center. There is no P.E. facility, which any reasonable parent would agree is necessary for any child (especially one in middle school) to exercise during the day. Will the Coral Gables Youth Center be taken over for this purpose? The same precedent that has been set at their school in South Miami.
3. There are plenty of other locations within Coral Gables that could have been sought to have a school of this size and magnitude without completely disrupting a quiet residential neighborhood. Did Somerset Gables look for other options? And why not build a state of the art facility, with plenty of room for children to run and play? Especially with this being the first charter school in Coral Gables.
4. Academica has a history of "bullying" their way into residential neighborhoods and "creating" a need by advertising and recruiting outside of the target area. Look no further than their emails to supporters telling them to write the mayor and commissioners even if they do not live in Coral Gables. This is their idea of a "neighborhood" school.
5. The City of Miami Commission recently rejected a Somerset request to open a K-12 center in the Roads area of Miami with 1700 students in a residential neighborhood. The neighborhood association in this area offered 400 students as a goodwill gesture and again the school REFUSED. They cited that they needed a larger number of students to be financially viable.
6. Neighbors who live on a dead end street where Somerset Elementary Charter School opened (corner of SW 184th St. and 137th Ave.) are living a nightmare. The traffic is unbearable and yet the school comes back every year asking to increase the number of students. It never ends. Will this be the fate of the neighbors near the school in Coral Gables?
7. A change in zoning will open a Pandora's box and have every other school in Coral Gables that has had limits placed on the number of students, to protect neighborhoods, asking for the same change in zoning to increase their numbers.
8. We live in Coral Gables and pay premium prices for our homes because of the strong neighborhood protections in our city. This is what makes Coral Gables so unique from other cities in Miami Dade County. Do not let our quiet residential neighborhood become victim to a for-profit organization (Academica) that has no regard for the sanctity of neighborhoods.



Menendez, Jill

From: GreenPaperMoon@aol.com
Sent: Wednesday, April 27, 2011 8:12 AM
To: somerset school comments
Cc: GreenPaperMoon@aol.com
Subject: somerset comments
Attachments: SOMERSETCOMMENTS.pdf

I do hereby object.
Please read attachment.
Alicia I. Vidal

Legality (before the City allowed the 110 students)

Everybody knows this by now but I cannot help mentioning it again. According to several newspaper articles, an existing 1968 covenant indicates that the present trustees of the University Baptist Church are legally restricted from leasing the church property for commercial purposes (Somerset operates a school but it is a business entity). Tucker Gibbs, Esq. said that the City went too far in approving a 110 student charter school.

Amount of Students.

On June 25, 2010, the Miami Herald posted an article written by Carli Teproff (cteproff@miamiherald.com) that read, in part, as follows:

"The head of the parents' association for a proposed charter school at University Baptist Church said Friday there have been more than 1,300 applicants and the school will work with the city in getting accommodations for those students".

I think it is obvious that Somerset has always planned on having "at least" 1,300 students at U.B.C. although perhaps "adding" a few hundred every year.

The War Memorial Youth Center.

Something else I see clear is that they have always counted on using the Youth Center; they need it. The Library is an "added bonus".

Traffic.

Even with the amount of 525 students (let's not forget the teachers and workers) that Laura Russo, Esq. said during the public hearing that should to be allowed "while Somerset continued to work through the City's land-use process", the traffic would be horrendous:

We, the residents, will have to leave our homes earlier to get to work or to get to a doctor's appointment.

The area around the U. B. C., the Youth Center and the Library is not the only area affected; but rather the entire city. We'll see more commercial and industrial vehicles, pick-up trucks, motorcycles, or whatever vehicles the parents would use to bring the students to U.B.C. and some will be speeding through our streets whenever they felt they were late to either leave or pick up the children. This in turn will bring more traffic accidents and collisions. The vehicles would be coming from all directions: from Red Road, SW 8 street, S. Dixie Highway or Douglas Road.

Our children and seniors would be more at risk of getting hit by a car. More police force will definitely be necessary. I would not be surprised to see that the City would have to install traffic calming roundabouts in just about every intersection.

Our Residential Section would no longer look the same for it would be impossible to tell some drivers to lower the volume of the music in their cars, to tell them not to throw empty cups and discarded papers on our streets. There won't anymore be a difference between other cities and our city of Coral Gables. The value of our properties would go down.

Parking.

Allow me to laugh if anyone is saying that we won't have a parking problem because we NOW have a parking problem around the Youth Center and the Library.

Getting a parking space during the day on the 400 block of Anastasia, or by the Library, or by the Youth Center on University Drive, is like winning the Lotto. I constantly see cars "double-parked" on Anastasia while the driver goes inside to pick up someone or even deliver a package. The poor soul whose car is correctly parked has to wait until the one who double parked comes out.

Blowing of the horn is getting to be the norm, whether it is used to call someone or in protest when a car cannot move.

I can see it getting much worse if more children are allowed at the U.B.C.:

The drivers parking their vehicles anywhere they can. It won't matter to them; they'll leave their car on the swale even when there are "No Parking" signs posted. I recently had a man who left his huge SUV on the swale told me he never has to pay a ticket because he had friends in the C. G. Police Department).

They do not care if they leave their vehicle blocking an entrance driveway. A private rental or condominium building with parking for its residents in the front or back? It does not matter to them. They will lock the vehicle and leave it there; no questions asked; no remorse.

This happens very often in the building I own on Anastasia. Who are the drivers who do this? People who come to a birthday party or event going on at the Youth Center or even employees of the Youth Center. I have had the towing company take the vehicle but it does not take away the aggravation and the time I have to spend by the vehicle until the towing truck arrives. Once an employee of the Youth Center walked towards me the day after to insult me for having towed away her car the day before after she had left it parked in a space assigned to a resident of the building while she went to work.

I also had a man who would leave his SUV parked behind my building every single day (every parking space is assigned to the residents). The residents would call me to complain and I always arrived after he was gone, so one day I placed a chair in the parking area close to his black SUV and waited after taking some images; I even had lunch delivered to me there. I approached him when he walked to his vehicle. His reply? "I have the right to park here; I am the Theater Director at the Youth Center".

After saying a few things to him, I emailed the image of the vehicle and license tag to the City Commission. I got a reply on the following day: he was someone the Youth Center had sub-contracted for some work. I still see him there.

I've had a Sears Van parked in the back just because the driver did not have a place to park on the street while he went to fix an appliance at the condominium building next door although more often the trespassers are vans from "Comcast", City Gas trucks, and regular passenger cars who claim they could not find a parking space so they use my place as a "Municipal parking".

About two months ago a man entered the parking area, and with me looking at him, locked his car, a white Lexus, and was ready to walk away. I approached him and told him that this was a private parking and that there are "No Trespassing" signs posted in front of the building and that I wanted him to leave right away.

He replied: There is no parking on the street and "I am a Realtor with E.W.M. and I can call my brother in law, Martin Roche, and I'll have no problem parking here. He is a Sargent at Coral Gables P.D."

What makes the problem worse is that they all have an attitude and a huge superiority complex.

Please: do not allow Somerset to destroy our City Beautiful!

Alicia Vidal

P.O.Box 144854

Coral Gables, FL 33114-4854

...Florida Statutes, from religious, institutional or community services and facilities for a 2.10-acre parcel of land commonly known as the "University Baptist Church", legally described as all of Block 116, Coral Gables Country Club Section Part 6 (624 Anastasia Avenue), Coral Gables, Florida; and, providing for severability, repealer, codification and an effective date. (LPA review).

2. An Ordinance of the City Commission of Coral Gables, Florida, requesting conditional use review pursuant to Zoning Code Article 3, Development Review, Division 4, Conditional Uses, to permit a student increase of an existing Charter School from 110 students to a maximum 735 students on property designated "Special Use (S)" Zoning District, legally described as all of Block 116, Coral Gables Country Club Section Part 6 (624 Anastasia Avenue), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (PZB review).
3. An Ordinance of the City Commission of Coral Gables, Florida, requesting site plan review to permit miscellaneous site improvements and a student increase of an existing Charter School from 110 students to a maximum 735 students on property designated "Special Use (S)" Zoning District, legally described as all of Block 116, Coral Gables Country Club Section Part 6 (624 Anastasia Avenue), Coral Gables, Florida; and including required conditions; and providing for severability, repealer, codification, and an effective date. (PZB review).

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. No further public hearing courtesy notice will be provided. Please complete the form on the back of this notice and send via mail/fax or email to somersetcharterschoolcomments@coralgables.com. All comments will be entered into the record in verbatim format and considered as a part of the public hearing process. Please visit the City web page at www.coralgables.com titled "City Agendas", "Planning and Zoning Board" for a electronic "fillable" copy of this form. The application is on file and available for examination during business hours at the Planning Department, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

City of Coral Gables Courtesy Public Hearing Notice Comment Form	
Applicant:	Somerset Grace Charter School of Coral Gables
Application(s):	Change in Land Use, Conditional Use and Site Plan Review
Property:	624 Anastasia Avenue (University Baptist Church)

Date: 4-26, 2011
 I, or We, Veve Gardens
 Mailing address: 440 SANTANDER AVE
 Email Kimbermar@atlanticbb.net

Please provide any applicable comments below (attach additional pages as necessary):

- Have no comment, or
 Do not object to this application, or
 Do hereby object.

I have 32 apts on SANTANDER AVE and
Strongly Object to this expansion. This
is already a cut through street. On
Sundays you can not travel when
Church is getting in & out at that

Everyday now, but with little children.
We have had dogs killed by speeders
ON SANFORDER as well.

This is already a high density area
with all the apts. & multifamily units.
This will make parking & traffic a
Nightmare

(Signature)
Anubhav Manani

Return this form to somersetcharterschoolcomments@coralgables.com
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

Menendez, Jill

From: Jonathan Ullman [jonullman2001@yahoo.com]
Sent: Wednesday, April 27, 2011 9:46 AM
To: somerset school comments
Subject: Objection to Somerset application
Attachments: Somerset objection.PDF

Please see attached completed and signed comment form. As a nearby property owner, I strongly object to Somerset Grace Charter School's application and urge the Planning and Zoning Board to accept staff's recommendation and REJECT the application.

Jonathan Ullman
714 Santander Ave.
Coral Gables, FL 33134

City of Coral Gables Courtesy Public Hearing Notice Comment Form

Applicant: Somerset Grace Charter School of Coral Gables
Application(s): Change in Land Use, Conditional Use and Site Plan Review
Property: 624 Anastasia Avenue (University Baptist Church)

Date April 27, 2011

I, or We, Jonathan Ulman

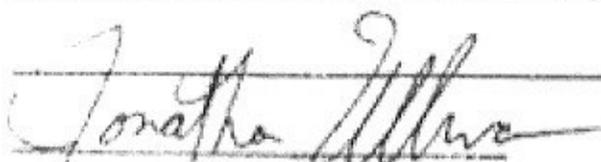
Mailing address: 714 Santander Ave, Coral Gables, FL 33134

Email jonullman2001@yahoo.com

Please provide any applicable comments below (attach additional pages as necessary)

- Have no comment, or
 Do not object to this application, or
 Do hereby object

As a property owner near the University Baptist Church, I strongly object to Somerset Grace
Charter School's 1) request to amend the future Land Use Map, 2) request for conditional use review
to permit a student increase from 110 to a max. 735 students, and 3) request for a site plan review to
permit miscellaneous site improvements & an increase to a max. 735 students
I urge the Planning and Zoning Board to accept the recommendation of its professional planning staff
that this application be denied. The Church property sits adjacent to a residential neighborhood
that would be adversely affected by the increase in traffic and parking spillover generated
by a change from Religious/Institutional to Community Services and Facilities.


(Signature)

Return this form to somersetcharterschoolcomments@coralgables.com,
or the Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134
or facsimile at 305.460.5327

April 27, 2011

Coral Gables City Clerk

Coral Gables Planning Department

To whom it may concern:

I am writing this letter in **STRONG OPPOSTION** to the expansion of the Somerset Gables at the UBC location.

It would be detrimental to our city.

Sincereley,

Carolina Azqueta
1209 Algardi Avenue
Coral Gables, Fl 33146

April 27, 2011

Coral Gables City Clerk

Coral Gables Planning Department

To whom it may concern:

I am writing this letter in **STRONG OPPOSTION** to the expansion of the Somerset Gables at the UBC location.

It would be detrimental to our city.

Sincerely,

Alexander Azqueta
1209 Algardi Avenue
Coral Gables, FI 33146

Menendez, Jill

From: Beatriz Hevia [boniato2@comcast.net]
Sent: Wednesday, April 27, 2011 12:26 PM
To: somerset school comments
Subject: I am OPPOSED to any change in Zoning for Somerset Grace Academy School of Coral Gables

I am a Coral Gables resident and I live just blocks away from the University Baptist Church. I am writing to you to let you know that I am Opposed to any zoning change. I do not think that a school of nearly 800 children belongs in the middle of a quiet neighborhood and I think that it was never meant to. Considering that the Church and the City signed Ordinance 2252 stating that they would have a preschool of no more that 110 students and a staff of 18, I believe that should be enforced. Not to mention that a Restrictive Covenant in 1968 stated that the property would not be leased or rented, not even a part of it. That of which is already not being complied!

Coral Gables does not need a school. We have plenty of excellent schools already. I think it its irrelevant that people living outside of the City of Coral Gables want a school here. They should have NO SAY in any decision that is made. In addition, the schools that Coral Gables already has, are not in Residential neighborhoods. Not to mention that they are under enrolled.

Another thing that I find sneaky and disturbing is that I was notified of a hearing that was scheduled for March 23, 2011. I have never again been notified. The date for such an important hearing was Never again given to me by the City or by Somerset Academy Gables. It was re-scheduled 2 times. I know that those in favor of the school were notified by Somerset Gables, but those not in favor should have been notified as well. I hate to believe that it was intentional, but because of the way that everything about this school has been handled, I find it hard to believe. They have tried from the beginning to force their way into OUR city with NO regards to its Residents and Neighbors.

I hope that you listen to the residents of Coral Gables and leave the zoning AS IT IS!!!!!!

Sincerely,

Beatriz Hevia
929 Tendilla Avenue
Coral Gables, FL 331343